

State of Illinois
County of Kendall

Zoning Petition
#03-42

ORDINANCE NUMBER 2004- 11

AN ORDINANCE AMENDING ORDINANCE 2000-44 THAT GRANTED AN AMENDMENT TO ORDINANCE 1989-05 THAT GRANTED A SPECIAL USE PERMIT FOR ULTIMATE SPORTS DOME, INC. RECREATIONAL FACILITY

Section 1: Recitals

WHEREAS, a special use was granted for property located at 100 Business Route 30 on February 14, 1989 by Ordinance 89-5; and

WHEREAS, Ordinance 89-5 was subsequently amended via Ordinance 2000-44; and

WHEREAS, the property has requested an amendment to Ordinance 2000-44 in response to additional items of usage not indicated in the site plans that generated Ordinance 89-5 or 2000-44; and

WHEREAS, in order bring the property into compliance with the zoning ordinance, an amendment to the special use is needed; and

WHEREAS, said property is legally described in Exhibit "A"; and

WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, findings of fact, and recommendation of approval by the Zoning Board of Appeals; and

WHEREAS, the Kendall County Board finds that said petition, along with the conditions specified in this ordinance, is in conformance with the provisions and intent of the Kendall County Zoning Ordinance;

Section 2: Action

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby approves an amendment to special use Ordinance 89-5, as amended by Ordinance 2000-44, for a recreational facility, subject to the following conditions:

1. The Special Use shall substantially conform to the site plan dated January 25, 2004 attached hereto as Group Exhibit "B". Any expansion of buildings or uses on the site shall require an amendment to the Special Use ordinance.
2. No intensification of the usage of this site allowed by adoption of this Ordinance shall ensue until (a) the submitted stormwater management plan has been approved by the County, and

- (b) submittal of a detailed landscaping plan that addresses beautification of the Bus. Rte. 30 frontage.
- 3. The existing parking in front of the dome along Business Route 30 will be deemed by the County as a legal nonconforming use. Subsequent changes in the parking scheme in this area shall conform to the setback requirements of the M-1 zoning district, or any subsequent zoning designation as may be placed on the parcel at the time of the above-referenced changes
- 4. The existing billboard on the property shall be removed no later than November 21, 2005.
- 5. Submission of a plan identifying the proposed relocation site of the existing sign as well as details of that sign showing compliance with all applicable regulations from Section 12.00 of the Kendall County Zoning Ordinance (if the existing sign is not in compliance, it will not be permitted to be relocated on the site unless it is modified to comply).
- 6. All submitted plans and applications must be corrected to indicate the correct zoning of the subject property, which is M1- Special Use (SU).
- 7. The County reserves the right to add, delete, or amend these conditions if, in the opinion of the County Board, health, safety, or welfare considerations warrant. Said addition, deletion, or amendment shall not occur without published notice in the official newspaper of record and certified mailed notice sent to surrounding property owners per established County ordinance. The cost for said notice shall be borne by the County.
- 8. The County reserves the right to enter the property at any time to inspect for compliance with these conditions, as may be added or amended from time to time.
- 9. The County reserves the right to revoke this special use permit upon presentation to the County Board of verifiable evidence of failure to comply with one or more of these conditions, as may be added or amended from time to time. Said revocation shall not occur without published notice in the official newspaper of record and certified mailed notice sent to surrounding property owners per established County ordinance. The cost for said notice shall be borne by the County.

Failure to comply with the terms of this ordinance may be cited as a basis for amending or revoking this special use permit.

IN WITNESS OF, this ordinance has been enacted on 3/16, 2004.

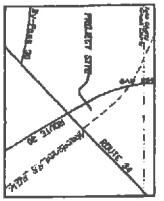


Attest:

Paul Anderson
Kendall County Clerk

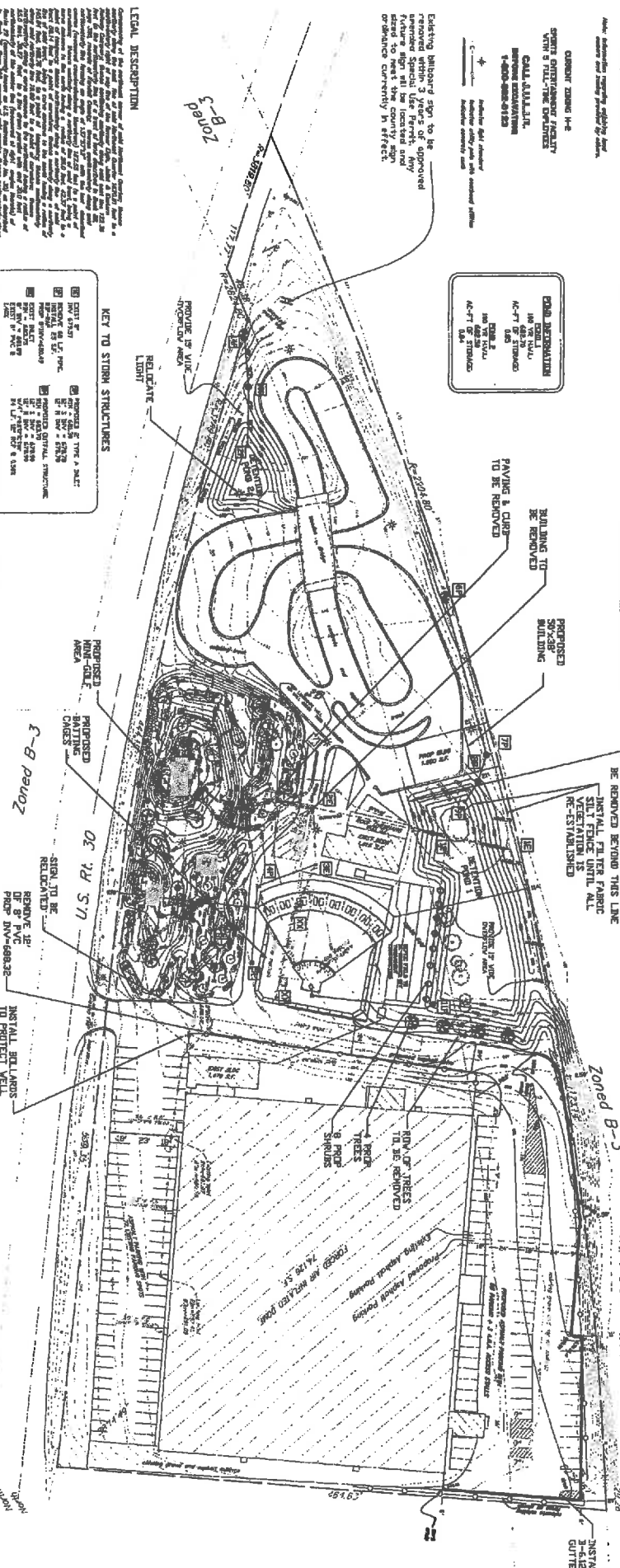
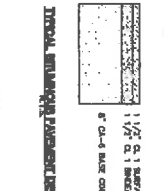
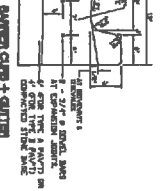
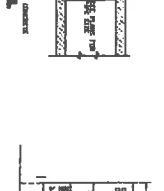
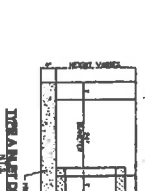
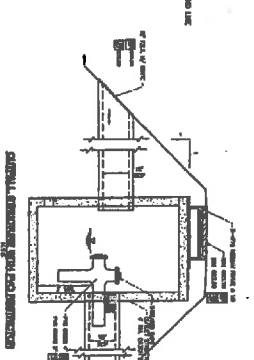
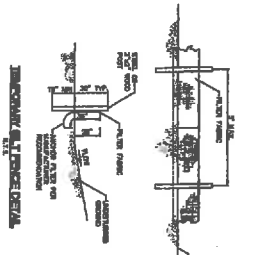


John A. Church
Kendall County Board Chairman



Let the Government of Louisiana
 Department of Transportation, Inc.
 1400 Poydras Street
 New Orleans, Louisiana 70112
 After submission meeting approval from
 the above named authority provided by address.

CURRENT ZONING: L-2
 SPORTS ENTERTAINMENT DISTRICT
 WITH A FULL-TIME DWELLING
 USE PERMITTED
 CALL: 651.1111
 IMPROVEMENT DISTRICT:
 1-800-688-9123



EXISTING WITHHOLD SIGN TO BE REMOVED WITHIN 3 YEARS OF APPROVED REVENUE SPENDS USE PERMIT. ANY REMOVAL SIGN IS TO BE LOCATED AND MAINTAINED IN ACCORDANCE WITH THE DISTRICT OR ORDINANCE CURRENTLY IN EFFECT.

LEGAL DESCRIPTION

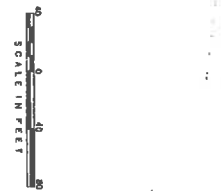
The following is a description of the property shown on the attached plan, to-wit: A certain lot or lots of land situated in the Parish of Orleans, Louisiana, bounded on the north by the right-of-way of the U.S. Highway 30, on the east by the right-of-way of the U.S. Highway 30, on the south by the right-of-way of the U.S. Highway 30, and on the west by the right-of-way of the U.S. Highway 30, containing more or less the area shown on the attached plan, and more particularly described as follows: ...

KEY TO STORM STRUCTURES

- 1. DETAIL OF TYPE A BUILT
- 2. DETAIL OF TYPE B BUILT
- 3. DETAIL OF TYPE C BUILT
- 4. DETAIL OF TYPE D BUILT
- 5. DETAIL OF TYPE E BUILT
- 6. DETAIL OF TYPE F BUILT
- 7. DETAIL OF TYPE G BUILT
- 8. DETAIL OF TYPE H BUILT
- 9. DETAIL OF TYPE I BUILT
- 10. DETAIL OF TYPE J BUILT
- 11. DETAIL OF TYPE K BUILT
- 12. DETAIL OF TYPE L BUILT
- 13. DETAIL OF TYPE M BUILT
- 14. DETAIL OF TYPE N BUILT
- 15. DETAIL OF TYPE O BUILT
- 16. DETAIL OF TYPE P BUILT
- 17. DETAIL OF TYPE Q BUILT
- 18. DETAIL OF TYPE R BUILT
- 19. DETAIL OF TYPE S BUILT
- 20. DETAIL OF TYPE T BUILT
- 21. DETAIL OF TYPE U BUILT
- 22. DETAIL OF TYPE V BUILT
- 23. DETAIL OF TYPE W BUILT
- 24. DETAIL OF TYPE X BUILT
- 25. DETAIL OF TYPE Y BUILT
- 26. DETAIL OF TYPE Z BUILT

PROFESSIONAL ENGINEER'S CERTIFICATE
 STATE OF LOUISIANA, COUNTY OF ORLEANS
 I, **ALVIN R. BROWN**, A LICENSED PROFESSIONAL ENGINEER OF MECHANICAL ENGINEERING, DO HEREBY CERTIFY THAT I AM THE DESIGNER OF THE ABOVE DESCRIBED PROJECT AND THAT I AM A MEMBER OF THE PROFESSIONAL ENGINEERS SOCIETY OF LOUISIANA.
 ALVIN R. BROWN
 MECHANICAL ENGINEER
 NO. 0028-01818 EXPIRES NOV. 24, 2003

PROFESSIONAL ENGINEER'S CERTIFICATE
 STATE OF LOUISIANA, COUNTY OF ORLEANS
 I, **ALVIN R. BROWN**, A LICENSED PROFESSIONAL ENGINEER OF MECHANICAL ENGINEERING, DO HEREBY CERTIFY THAT I AM THE DESIGNER OF THE ABOVE DESCRIBED PROJECT AND THAT I AM A MEMBER OF THE PROFESSIONAL ENGINEERS SOCIETY OF LOUISIANA.
 ALVIN R. BROWN
 MECHANICAL ENGINEER
 NO. 0028-01818 EXPIRES NOV. 24, 2003



Group Exhibit "B" Zoned B-3
 Pg. 1 of 2

TEDRUGER ENGINEERING
 140 BUSINESS ROUTE 20, ALMONA, LA 70001 (504) 833-2000

NO.	BY	DATE	NO.	BY	DATE
1	JT	08-04-03	6	JT	07-28-04
2	JT	08-26-03	7	JT	08-13-04

REVISIONS

PREPARED FOR: **ULTIMATE SPORTS DONE II**

PROJECT NO. 008302

SCALE: 1" = 40'

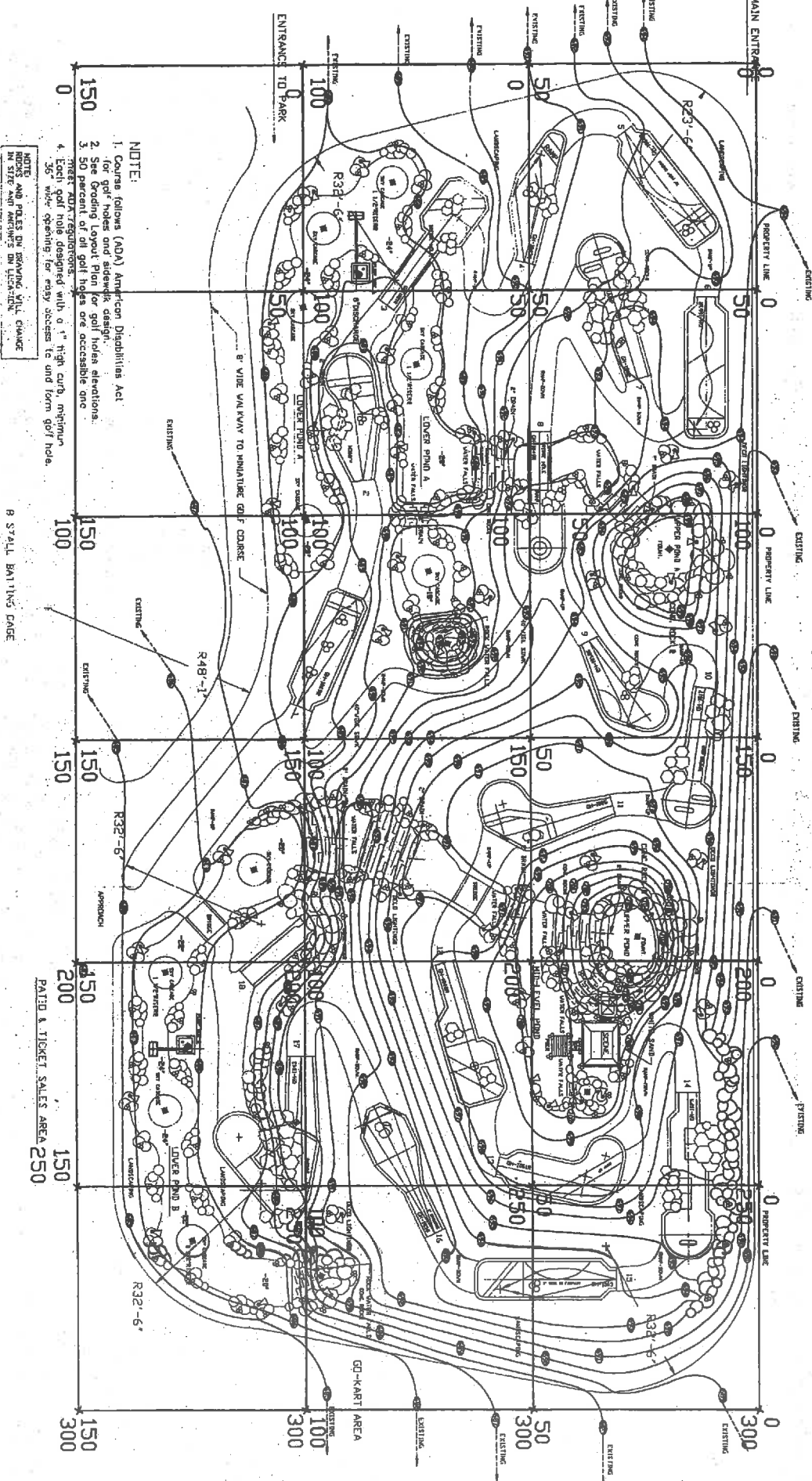
DATE: 02/23/04

SHEET NO. 1 OF 1 SHEETS

MODIFIED SPECIAL USE SITE IMPROVEMENT PLAN / GRADING AND STORMWATER MANAGEMENT PLAN

18 HOLE MINIATURE GOLF COURSE

SCALE 1"=10'-0"



- NOTE:**
1. Course follows (ADA) American Disabilities Act.
 2. For golf holes and platforms, all golf holes elevations.
 3. 50 percent of all golf holes are accessible one.
 4. Each golf hole designed with a 1" high curb, minimum .35" wide opening for easy access to and from golf hole.

NOTE AND NOTES BY ISSUING OFFICE:
 IN SITE AND MARKED BY LOCATION.

B STALL BATHING CABE

PAID & TICKET SALES AREA 250

DATE	9/21/03
SCALE	1"=10'-0"
DESIGNED BY	LEISURE TIME DEV., INC.
DRAWN BY	R. TUDHISTO
CHECKED BY	R. TUDHISTO
DATE	9/21/03
SCALE	1"=10'-0"
DESIGNED BY	LEISURE TIME DEV., INC.
DRAWN BY	R. TUDHISTO
CHECKED BY	R. TUDHISTO
DATE	9/21/03

ULTIMATE SPORTS DOME
 100 ROUTE 30
 AUDRA, IL 60504
 (630) 820-8264

18 HOLE
 MINIATURE GOLF COURSE

LEISURE TIME DEV., INC.
 550 WEST BASELINE RD
 SUITE 102-204
 85210 PH-602-692-9220

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF LEISURE TIME DEV., INC. AND ROBERT TUDHISTO AND MAY NOT BE REPRODUCED OR PRODUCTION THEREOF USED WITHOUT THEIR WRITTEN PERMISSION.